

LEXINGTON OAKS
COMMUNITY DEVELOPMENT
DISTRICT

SEPTEMBER 27, 2007

AGENDA PACKAGE

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EAA

Lexington Oaks Community Development District

Severn Trent Services, Management Services Division
210 North University Drive, Suite 800 • Coral Springs, Florida 33071
Telephone: (954) 753-5841 • Fax: (954) 796-0623

September 20, 2007

Board of Supervisors
Lexington Oaks Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lexington Oaks Community Development District will be held on Thursday, September 27, 2007 at 8:30 a.m. at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida. Following is the advance agenda for this meeting:

1. Roll Call
2. Pledge of Allegiance
3. Approval of the Minutes of the August 23, 2007 Meeting
4. Attorney's Report - Review of HPI Contract for Security System
5. Engineer's Report
 - A. Update on Capital Projects
 - B. Ponds 5A, 1B & 27C/D
 - C. Belmont Sunken Areas
6. Discussion Items
 - A. Fitness Center Specifications (Presented by Garcia Seufert)
 - B. Review of Water Usage by Golf Course, Churchill, Remington and CDD
 - C. Request by Mr. Diaz for Gate Openers and ADA Modifications
7. Manager's Report
 - A. Status of Reclaimed Water Bills Sent to Golf Course
 - B. Insurance Update
8. Staff Report - Site/Clubhouse Manager
 - A. Update on Projects
 - B. Electrical Estimate for Pond Aeration Installation
9. Supervisor Requests
10. Audience Comments
11. Approval of the Financial Statements, Check Registers and Invoices
12. Adjournment

Enclosed for your review is a copy of the minutes of the August 23, 2007 meeting.

The financials, check registers and invoices are enclosed. The balance of the agenda is routine in nature and staff will present their reports at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,



Andrew P. Mendenhall/ir
Manager

cc: Tracy Robin
Bob Valentine

THIRD ORDER OF BUSINESS

**MINUTES OF MEETING
LEXINGTON OAKS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lexington Oaks Community Development District was held on Thursday, August 23, 2007 at 8:30 a.m. at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida.

Present and constituting a quorum were:

Don Peters	Chairman
Peter Hanzel	Assistant Secretary
Terry Bechtel	Assistant Secretary
Fritz Nystrom	Assistant Secretary

Also present were:

Andy Mendenhall	Manager - Severn Trent Services
Bob Valentine	Engineer
John Vericker	Attorney
Josh Adams	Site Manager
Several Residents	

The following is a summary of the minutes and actions taken at the August 23, 2007 Lexington Oaks Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Peters called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Supervisor to Fill Unexpired Term of Office (11/2008)

Mr. Peters appointed Mr. Fritz Nystrom to fill the unexpired term of Ms. Carlson.

Mr. Hanzel appointed Mr. Fritz Nystrom to serve the unexpired term of Ms. Carlson and Mr. Peters seconded the nomination. There being no further nominations, with all in favor Mr. Nystrom was appointed Supervisor.

B. Oath of Office for Newly Appointed Supervisor

Mr. Mendenhall being a Notary of the State of Florida, administered the Oath of Office to Mr. Nystrom, a signed copy of which is attached hereto to be made a part of the official record.

Mr. Mendenhall provided Form 1, Statement of Financial Interest and Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees to Mr. Nystrom. He will schedule an orientation with Mr. Nystrom, Mr. Bechtel and Mr. Dolente.

C. Election of Officers – Resolution 2007-12

Mr. Hanzel nominated Mr. Peters as Chairman and Mr. Bechtel seconded the nomination; there being no further nominations, with all in favor Mr. Peters was elected Chairman.

Mr. Peters nominated Mr. Bechtel as Vice Chairman and Mr. Hanzel seconded the nomination; there being no further nominations, with all in favor Mr. Bechtel was elected Vice Chairman.

On MOTION by Mr. Peters seconded by Mr. Bechtel with all in favor Mr. Dolente, Mr. Nystrom and Mr. Hanzel were elected Assistant Secretaries, Mr. Mendenhall was elected Secretary, Ms. Rower was elected Treasurer and Mr. Koncar was elected Assistant Treasurer as evidenced by Resolution 2007-12.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the July 26, 2007 Meeting

Mr. Peters stated each Board member received a copy of the minutes of the July 26, 2007 meeting and requested any additions, corrections or deletions.

Mr. Peters presented the following corrections:

Page 1 – “Mr. Josh Adams” should be “Mr. John Adams”.

Page 6 – The comments regarding the skate park should be omitted.

Page 7 – First sentence under *Reserve Study Update* should say “Mr. Peters reported \$103 was for Hawthorne and \$96 for Preakness. Plus \$12.22 per homeowner for the CDD Master Reserve”.

Page 11 – Middle of the page, should say “Mr. Peters reported at the workshop, the Board decided to leave the plants alone and add mulch”.

Page 12 – Middle of the page should say “Provided a receipt from Brown & Brown for \$635.84”.

Page 13 - Top of the page, should say “The work may be performed by golf course maintenance staff”.

Page 14 – Middle of the page, should say “Inquired why there were several invoices for tens of thousands of dollars for irrigation repairs. Mr. Peters verified when the contract with OneSource was issued, there were two options. One was for the CDD to pay for repairs for the irrigation system in the amount of \$320,000. If the CDD took responsibility, the amount was \$360,000. He felt this was a good decision”.

On MOTION by Mr. Bechtel seconded by Mr. Hanzel with all in favor the minutes of the July 26, 2007 meeting were approved as amended.

FIFTH ORDER OF BUSINESS

Public Hearing to Consider Rules Regarding Rates for Use of the Clubhouse and Recreational Facilities

- Mr. Mendenhall provided the fee schedule and resolution to the Board.
- Mr. Peters reported Mr. Robin expressed concern about the rules. Mr. Mendenhall explained Mr. Robin expressed concern over the Rules of Procedure as he was currently going through a bid protest and wanted to see if there were any updates to the rules. He felt the public hearing on the clubhouse rules could proceed as it was advertised properly.

Mr. Peters opened the public hearing.

- Mr. John Roth objected to the fees.

Mr. Peters closed the public comment section.

On MOTION by Mr. Hanzel seconded by Mr. Bechtel with all in favor the establishment of the clubhouse rental fees and security deposits for residents and non-residents to be effective on October 1, 2007 were approved and Resolution 2007-13 Expressing Findings Regarding Utilization of the Community Recreation Center Facilities and Supporting a Rate Structure for Use of Such Facilities was adopted.

SIXTH ORDER OF BUSINESS

Attorney’s Report

A. Security System Contract

- Mr. Vericker provided a copy of the security contract to the Board, which is in draft form. The following was added to the contract:

- *Section 22: Exempting the District from paying sales tax. Mr. Hanzel felt the words “agreed to cooperate whenever possible” was confusing. Mr. Vericker verified in other districts this language was used and never challenged. Mr. Bechtel inquired why the District had to purchase the materials. Mr. Vericker explained the District purchased the materials for its use and HPI was installing it.*
- *Section 21: Requiring HPI to furnish a payment and performance bond, the cost of \$9,536 to be incurred by the District on the Draw Schedule.*
- Indemnification provision
- Early termination provision
- The Draw Schedule was expanded in regards to “30% to HPI due at completion of Rough-in”.
- Mr. Peters inquired whether the total cost was \$326,000 (\$317,874.84 plus \$9,536). *Mr. Vericker verified the total cost was \$327,411.09.*
- The contract will not be signed until next Wednesday as there is a three day period for the other bidder to protest the bid.
- Mr. Bechtel addressed the following:
 - Inquired why arbitration was being handled through Hillsborough County as stated in Section 20. *Mr. Vericker explained Mr. Robin requested Hillsborough County as the courtroom was near their office.*
 - Inquired why the contract states the project was complete when HPI says it is complete. *Mr. Mendenhall explained for capital projects, the District Engineer is required to sign off before funds are expended. Mr. Bechtel requests language in Schedule A for the District’s approval of the project being complete. Mr. Vericker will add this language.*
- Mr. Peters addressed the following:
 - Inquired about the start date of the project. *Mr. Vericker confirmed the work will start after the permits are obtained and is expected to be complete 90 days after commencement.*
 - Inquired whether the District had any recourse if the project goes past 90 days. *Mr. Vericker confirmed the Draw Schedule has to meet certain*

benchmarks before the contractor is paid. Mr. Hanzel pointed out every severe weather day does not count against the 90 days and could extend the project completion date. *Mr. Vericker felt this provision was hard to negotiate with the contractor.*

- Inquired whether HPI was responsible for obtaining the permits. *Mr. Vericker confirmed this was the case but offered to clarify.*
- Inquired why drawings were not provided. *Mr. Vericker offered to obtain a schematic from the contractor.*
- There was a brief discussion regarding whether the contract should be approved as presented or waiting 30 days for the contractor to respond to the amendments.
- Mr. Vericker requested any additional comments from the Board on the contract be provided to him and he will provide the final contract to the Board at the 9/6 workshop. Mr. Mendenhall will contact HPI and request a representative provide the schematic to the Board at the workshop.

On MOTION by Mr. Hanzel seconded by Mr. Nystrom with all in favor the Security Contract with HPI was approved in the amount of \$327,411.90 and the Chairman was authorized to execute same after the September 9, 2006 workshop.

B. Consideration of Resolution for Aptitude Terrace

- Mr. Peters explained the county sent a letter to Mr. Garth Noble at Pulte in September of 2005. However, Mr. Noble left Pulte and the letter was not discovered until November of 2006 and forwarded to Severn Trent Services. He contacted the county who confirmed a resolution adopted by the CDD Board in 2002 stated the CDD will be responsible for the water for a year in Aptitude Terrace. According to Mr. Robin, the year expired before the letter to Pulte was written. *Mr. Mendenhall will look into the matter and requested Mr. Peters provide a copy of the letter to him and Mr. Vericker.*

C. Street Lights

- Mr. Peters verified the Street Lighting District was dissolved by the county at a public hearing on Tuesday and inquired who will be responsible for providing

refunds if residents request one. *Mr. Vericker suggested the residents individually go to Pulte as this was a private matter.*

Other Business

- Mr. Hanzel inquired whether minutes not approved by the Board could be distributed to residents at their request by Severn Trent Services. *Mr. Vericker confirmed Severn Trent Services was the official records keeper and suggested any records request be provided to Mr. Mendenhall and a "draft" watermark be placed on minutes distributed to the Board.*

SEVENTH ORDER OF BUSINESS

Engineer's Report

A. Reserve Study Update

This item was completed and will be removed from the next agenda.

B. Update on Capital Projects

- Mr. Valentine addressed the following capital improvement projects:
 - *Playground* – Mr. Adams reported the work was completed and requested Mr. Valentine perform an inspection. Mr. Peters inquired whether there was a completion date in the contract and if 10% could be deducted for delays. Mr. Valentine confirmed no completion date was stated in the contract.
 - *Solar Pool Heater* – The final inspection was delayed due to the electrician not having the correct paperwork but was rescheduled for this Friday. Mr. Bechtel inquired about the operating cost for the pool. Mr. Valentine did not have the final cost and will know more after the final inspection. Mr. Peters confirmed two estimates were received, one for \$7,000 and another for \$10,000. Mr. Bechtel inquired whether \$10,000 was reasonable. Mr. Valentine will confirm.
 - *Broken Fences* - Replaced.
 - *Round-about Lighting* - Installed.
 - *Landscaping at Old Pulte Trailer* - Installed.
 - *Hose Bibs* – Installed, however, the contractor stopped at 19 bibs.
 - *Fitness Center* - The site plan is proceeding. The Drainage Engineer obtained data from SWFWMD on the existing ponds. In order to drain

into two ponds adjacent to the site, the plans will have to be modified. However, the permit for these ponds are part of a larger permit and data will have to be obtained in order to create a sub-basin. Calculations will need to be performed to tie into the existing system. The control structure may need to be adjusted to a higher elevation to allow for the water to flow out of the ponds. Mr. Valentine hopes to have those calculations by the end of next week so the site plan can be finalized and submitted to the county. There has been no contact from the Architect. Mr. Mendenhall spoke with the Architect yesterday and offered to provide him with any questions from the Board.

- *Security System* - Discussed earlier in the meeting.
- *SWFWMD* - The contract was awarded for Pond 27C/D and the work will start either the end of this week or next week and take three weeks to complete. Mr. Peters verified the residents of Pimlico were informed about this work. The plans for the control structures on Ponds 1B and 5A were prepared and will be submitted to the golf course for bidding purposes. Mr. Robin feels there needs to be an agreement between the golf course and CDD for the CDD to gain access to perform the repairs. Mr. Peters inquired whether there should be two bids. Mr. Valentine feels comfortable with two bids. Mr. Peters feels access could be granted by the golf course at the comfort station as it was built on the District's easement and requested Mr. Valentine obtain a bid rather than waiting for the golf course to respond.
- Mr. Valentine addressed the following:
 - Bay Area Environmental looked at the Belmont pipe and submitted a proposal for the repair work in the amount of \$7,200 to repair two joints. However, they suggest this work be deferred until the level of the pond drops and the area is dry. Mr. Valentine will review their report and provide recommendations to the Board at the next meeting. He suggested excavating the area and fill with sod.

- There is a depression in back of homes in Hawthorne between 5520 and 5528 Spectacular Bid Drive. According to the plans, there is no drainage in these areas. Mr. Valentine feels this was caused by an irrigation line but the hole was very deep and will require further investigation.
 - Mr. Peters addressed the following:
 - Inquired about Ponds 17A and 17D. *Mr. Valentine reported SWFWMD has issues with these ponds and did follow-up inspections. They suggest filling these ponds in with sod. These are not District ponds but are under the District's name.* Mr. Hanzel met with SWFWMD on Friday and made a list of all the ponds. Based on the documentation, the ponds are under Pulte's name. Mr. Mendenhall will provide a copy of the pond list to Mr. Valentine.
 - Inquired whether the repair of Ponds 1A, 5B, 27C and Belmont were paid with bond funds. *Mr. Valentine confirmed this was the case.*
 - Mr. Valentine continued with the capital improvement projects update:
 - *Front Entrance Enhancement* – Pending on the completion of S.R. 54. Mr. Hanzel suggested the Architect draw up plans for this work. *Mr. Valentine confirmed there was an Architect on staff.*
- There was a brief discussion regarding whether estimates were needed from other Landscape Architects. Mr. Hanzel felt there was a relationship with the current engineer and it was a waste of time to obtain further estimates as the cost could be covered in the current contract.

On MOTION by Mr. Peters seconded by Mr. Hanzel with all in favor Mr. Valentine was directed to have a Landscape Architect develop plans for a not to exceed amount for the front entrance enhancement work.

- *Pond Fountain* - Installed.
- *Pond Plants* – The contract was awarded and the plants will be installed.
- Mr. Peters reported the residents of Risen Star were satisfied with the Viburnums but inquired whether the property between the Viburnums and the resident's property was going to be irrigated. *Mr. Valentine*

confirmed this was the case. Mr. Hanzel reported the plantings in Maywood have not been installed. *Mr. Mendenhall confirmed the contract was executed at the last meeting.*

- *Pond Aeration* - An estimate was submitted from Vertex in the amount of \$6,000 for 14 ponds. Mr. Mendenhall verified the electric was outside their scope. They can provide 10' of trenching and he was waiting for them to provide an estimate. Mr. Adams reported an electrician came out and was supposed to provide an estimate. *Mr. Peters directed Mr. Mendenhall to request a complete price estimate from Vertex and a different contractor.*
- Mr. Hanzel reported he had not heard from the sign company regarding the entrance sign. According to public records, the CDD owns the outer side of the road and the county owns the center island. The CDD has to request a variance from the county in order to install a sign in this location. Another option is to place the sign to the right of the entrance. Mr. Hanzel will pursue obtaining a variance from the county.
- *Meeting Room* - Pending. Funds were budgeted for renovating the kitchen with new counters and islands. Bond funds can be used for upgrading the appliances. *Mr. Peters recommended putting this work on hold until the fall.*
- The contractor replaced the Hawthorne and Preakness signs. Mr. Valentine will prepare a plan sheet and submit to the county showing where the signs were installed. Mr. Peters verified the cost for the study was \$2,800 and inquired about the contractor's price. Mr. Valentine reported the contractor charged \$1,900. Mr. Hanzel requested the cost be split between Hawthorne and Preakness. He felt the sign contractor was professional and courteous. Mr. Valentine agreed.
- Mr. Adams will obtain the estimates for the re-marcinging.

C. Ponds 5A & 1B

This item was discussed earlier in the meeting.

D. Proposal from Bals for Belmont Sunken Areas

This item was discussed earlier in the meeting.

E. Hawthorne/Preakness Law Enforcement

This item was not discussed.

EIGHTH ORDER OF BUSINESS Discussion Items

A. Ratification of Employees Manual

- Mr. Hanzel presented the Employee Manual, which includes the following items:
 - Violations of the code of conduct
 - Handling misconduct issues
 - Position descriptions
 - Salaries and overtime compensation
 - Deductions from salaries
 - Performance review process
 - Holidays
 - Leave of absence
 - Voting
 - Jury duty
 - Mileage reimbursements
 - Professional memberships

Mr. Hanzel moved to approve the Employee Manual as proposed, which will be provided to each employee and posted on the website and Mr. Bechtel seconded the motion.

- Mr. Peters pointed out the word “Constitute” should be “Constitute”.
- Mr. Hanzel reported Mr. Robin suggested contracting the labor out to an employment agency so the District was relieved of paying employee fees and terminating employees.

On VOICE VOTE with all in favor the Employee Manual was approved as amended.

B. Variance for Boulevard Sign Location

This item was discussed earlier in the meeting.

C. Aeration Estimate for Trenching

This item was discussed earlier in the meeting.

D. Fitness Center Specifications

This item was discussed earlier in the meeting.

E. Insurance Update

- Mr. Adams answered the following questions posed by the Board at the workshop:
 - *Why there are blanks in the insurance policy for new values?* The insurance company does not insure those items.
 - *What is the coverage for the swimming pool?* The District is covered if the pool comes up out of the ground or damaged by trees.
 - *Does the deductible change for hurricane damage?* Mr. Mendenhall felt there was a slight difference.
- Mr. Peters addressed the following:
 - On page nine in the document dated March 9, 2007, under gated communities, Cannondale should be changed to Spectacular Bid.
 - Inquired whether this was the same insurance company. Mr. Mendenhall verified the report was prepared by an independent Insurance Appraiser.
 - Inquired whether the insurance price increased from \$11,500 to \$12,000. Mr. Mendenhall verified the price increased by \$2,000, based on property values.
- Mr. Hanzel agreed with Mr. Adams suggestion to not insure the pool. Mr. Mendenhall confirmed most communities do not insure their pools and offered to provide the insurance spreadsheet to the Board and speak with Ms. Paula Davis about the expected insurance cost.

F. Update on Reclaimed Water and Electricity Billing

- Mr. Mendenhall reported invoices were sent to Sterling Management for Churchill, Pimlico and Remington to reimburse the District \$400 for use of

electricity. Mr. Peters pointed out the Board agreed to do this as of the new fiscal year.

- Mr. Bechtel inquired about the benefits these villages received from the CDD. Mr. Hanzel confirmed the CDD paid for their floodlights. He agreed with Mr. Mendenhall sending out the bills but recalled one village did not pay last year and the Board authorizing Withlacoochee to separate the electric meters.
- Mr. Mendenhall recalled this billing was for FY 2007; not for FY 2008 and Withlacoochee separating the meters in FY 2008.
- Mr. Peters inquired whether Withlacoochee was contacted regarding the separate meters effective October 1st. Mr. Mendenhall will follow up with Withlacoochee.
- Mr. Hanzel inquired about the reclaimed water bills and whether Mr. Bechtel found out who was paying for the two meters. Mr. Bechtel confirmed the golf course gets the benefit of the well water and the only way this can be monitored and controlled is by installing a pump station, which will cost \$300,000 to build. He felt the biggest liability was over use of the well water.
- Mr. Mendenhall felt the biggest issue for the District in regards to the irrigation was the fact the District received the bills for water the golf course was using. He suggested sending the bills directly to the golf course and for Mr. Robin to prepare an agreement for the golf course to share in the irrigation costs.
- Mr. Bechtel recalled the Board authorizing Mr. Mendenhall to send the bills to the golf course several months ago.
- Mr. Peters inquired who was paying the bills since the golf course was purchased. Mr. Mendenhall confirmed some of these bills were paid by Pulte, thinking the CDD was responsible for them.
- Mr. Mendenhall recalled there being a 30% to 60% split on these bills. Mr. Peters confirmed the issue was with the operation and maintenance of the

pumps and felt if the golf course was using 70% of the water from the wells, they should pay their fair share.

- Mr. Bechtel felt the golf course was wholly responsible.

Mr. Hanzel moved to authorize Mr. Mendenhall to coordinate with District Counsel to prepare an agreement between the golf course, Remington, Churchill and the District with the golf course paying 70%, Remington and Churchill paying 5% and the District paying 25% of the irrigation costs and Mr. Bechtel seconded the motion.

- Mr. Nystrom inquired whether this plan was discussed with the golf course. Mr. Hanzel confirmed he met with the golf course and they had no problem with the 70% split and felt it was fair. Mr. Peters confirmed the golf course was amenable to sharing expenses.

On VOICE VOTE with all in favor the prior motion authorizing Mr. Mendenhall to coordinate with District Counsel to prepare an agreement between the golf course Remington, Churchill and the District for shared irrigation costs was approved.

NINTH ORDER OF BUSINESS

Manager's Report

- Mr. Mendenhall reported the following:
 - Provided a breakdown to the Board of the charges from Accurate Electronics for Hawthorne and Preakness in fiscal year 2005/2006. The purpose was to find out how much the rest of the community was paying for the expenses specific to those villages. Mr. Peters requested breakdowns for October, November and December of 2004, which were missing. Mr. Mendenhall will provide the breakdown for these months to Mr. Peters but felt without those months, there were a fair amount of expenses for those villages.
 - Approximately 100 parcels on the Property Appraiser website listed Rizzetta's mailing address. On August 8th, an update was sent to the county changing the mailing address from Rizzetta to Severn Trent Services.
 - Reported the county rejected our request to place an additional line item on the tax bill for the village assessments as the Program Analyst at the Property Appraiser's office feels there are some limitations on their database

file. The head of Severn Trent's Assessment Department, Ms. Karen Ellis spoke with the Property Appraiser's office and informed them Mr. Hanzel spoke with someone at the county who said this was possible. The Program Analyst feels they misspoke. One option is to remove the Street Lighting District line item from the tax bill since it was dissolved and replace with the village assessment. Mr. Mendenhall will have Ms. Ellis speak to the Program Analyst in regards to this option. Mr. Hanzel suggested Ms. Ellis speak to Mr. Wade Barber who confirmed this could be done.

- Mr. Peters inquired how the billing for Preakness and Hawthorne will be accomplished if the assessments are not placed on the tax bill. Mr. Mendenhall explained the Accountant will set up separate accounts and when the tax receipts come in, they separate it out into the Hawthorne and Preakness accounts. Mr. Mendenhall will provide a model to the Board.
- Received correspondence from Pulte regarding wetland mitigation areas they reported on, which SWFWMD agreed with. These areas will need to be transferred from Pulte to the District.
- Provided a breakdown of the Verizon charges for fiscal year 2006/2007 for the villages. There was consensus from the Board to bill each village for their share of the charges. Mr. Peters inquired how far back they could bill the villages for. Mr. Mendenhall will request copies of bills from Verizon for prior charges. Mr. Peters requested reimbursement of \$1,191.26 from Churchill.

On MOTION by Mr. Peters seconded by Mr. Hanzel with all in favor Churchill will be billed \$1,191.26 for reimbursement to the District for two years of payments to Verizon.

TENTH ORDER OF BUSINESS

Staff Report

- **Site/Clubhouse Manager – Update on Projects**

There not being any, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

- Mr. Hanzel addressed the following:

- Requested Mr. Adams obtain bids for re-plastering the pool deck in order to have the work completed before the Christmas break.
- Requested signage with rules for the playground and for Mr. Adams and his staff to monitor activities taking place at the playground.
- Requested signage for the pool gates stating the pool is available for use by residents of Lexington Oaks and/or paying guests.
- Mr. Peters addressed the following:
 - Reported at a prior meeting, Mr. Jim Widman from Pasco County promised to have Pulte fix the roads. Mr. Peters was not sure whether or not Pulte was contacted and will follow-up.
 - Reported he spoke to Mr. Dick Jump who thought Pimlico owned part of Lexington Oaks Boulevard. Mr. Jump will have their attorney work with the county to correct this.
 - Feels the monuments look good.
 - Feels a discount should be provided from the contractor for the playground due to their delays.
- Mr. Mendenhall suggested the Board have a ribbon cutting ceremony for completed projects such as the playground as it is good public relations and gives the residents a chance to meet the Board. Mr. Peters felt the Board did many worthwhile things for the residents and an article could be written in the newsletter on completed projects.

TWELFTH ORDER OF BUSINESS**Audience Comments**

- Mr. Scott Carlson addressed the following:
 - Feels the playground looks great but only half of the swings are in place. Mr. Adams confirmed it was brought to his attention the brackets holding the swings to the top rail no longer existed and he was in the process of obtaining new brackets. Mr. Hanzel reported he spoke to Mr. Mallard a couple of months ago about this issue and inquired whether the contractor was installing the brackets. Mr. Adams verified he spoke to another contractor to see if they could provide the brackets if the current contractor could not do so and did not feel the entire swing set needed to be replaced.

- Reported the CDD website was not updated with current minutes. Mr. Mendenhall confirmed he notified the website administrator and all of the minutes through June were posted. Mr. Mendenhall will watch the website more closely.
- Ms. Sheila Matejka addressed the following:
 - Reported the berm between Saratoga and Hawthorne had not been mowed in some time. It was mowed in the past once a week by Luke Brothers. Mr. Peters confirmed he looked at the berm and asked Mr. Adams to have OneSource mow it. Mr. Mendenhall verified it was on the list of areas to be mowed by OneSource.
 - Inquired about the weeds in front of the beds. Mr. Peters confirmed he asked OneSource to remove the weeds. Mr. Adams verified he asked OneSource to treat the beds so the weeds will not grow back as quickly.
 - Complained about the grass clippings in the ponds. Mr. Adams confirmed this will no longer be a problem.
- Mr. John Roth suggested the community participate in a natural health seminar with Market America. Mr. Peters feels this is a good thing for the community but was concerned about the Board being inundated with offers from other residents to provide free seminars. Mr. Roth pointed out other groups were able to use the facility for free. Mr. Hanzel verified those were CDD sponsored organizations and in the past , the Board denied requests from organizations intending to draw people in for free in order to sell them something.

THIRTEENTH ORDER OF BUSINESS Approval of the Financial Statements, Check Registers and Invoices

- Mr. Peters reported total expenditures year to date were 72.5% versus the budget through 83% of the year. He did not feel the Board was in the clear due to timing issues with invoices coming in late such as a July invoice in the amount of \$1,700 for Aquatic Systems, which had not been posted. Overall the expenditures look good.
- Mr. Bechtel inquired whether the lifeguard fees decreased since school started. Mr. Adams reported there was one lifeguard on duty Monday, Thursday, Friday,

Saturday and Sunday through September. Mr. Hanzel requested the lifeguard work two hours on weekdays and full days on the weekend. He felt the lifeguards did a good job, better than last year as they cleaned the graffiti off of the playground equipment.

On MOTION by Mr. Bechtel seconded by Mr. Hanzel with all in favor the financial statements, check registers and invoices in the amount of \$52,714.95 for the period ending July 31, 2007 were approved.

FOURTEENTH ORDER OF BUSINESS Adjournment

- Mr. Mendenhall confirmed he received an email from Mr. Bellissimo from HPI informing the Board he will attend the next workshop and work on the schematic.
- Mr. Bechtel felt the Board should discuss the lifeguard hours at the workshop.

On MOTION by Mr. Nystrom seconded by Mr. Bechtel with all in favor the meeting was adjourned.

Andrew P. Mendenhall
Assistant Secretary

Don Peters
Chairman

Financials

Lexington Oaks
Community Development District

Financial Statements

Unaudited

August 31, 2007

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V.	<u>Check Register Detail Report & Invoices- August 31, 2007</u>

**LEXINGTON OAKS CDD
BALANCE SHEET
AUGUST 31, 2007**

GENERAL	SERIES 2000 DEBT SERVICE	SERIES 2002 DEBT SERVICE	SERIES 1998 DEBT SERVICE	SERIES 2000 CAPITAL PROJECTS	SERIES 2002 CAPITAL PROJECTS	SERIES 1998 CAPITAL PROJECTS	TOTALS
ASSETS							
CASH	\$ 289,111	-	-	-	-	-	289,111
CASH ON HAND	776	-	-	-	-	-	776
INVESTMENTS:							
ACQUISITION	-	-	-	1,151,938	518,748	28	1,670,714
PREPAYMENT ACCOUNT B	-	-	8,442	-	-	-	8,442
RESERVE FUND	-	350,905	-	-	-	-	350,905
RESERVE FUND A	199,332	-	286,426	-	-	-	485,758
RESERVE FUND B	-	-	1,250	-	-	-	1,250
REVENUE FUND	213,559	230,744	140,300	-	-	-	584,603
TOTAL ASSETS	\$ 412,891	\$ 581,649	\$ 436,418	\$ 1,151,938	\$ 518,748	\$ 28	\$ 3,391,559
LIABILITIES & FUND BALANCES							
LIABILITIES							
ACCRUED EXPENSES	\$ 37,588	-	-	-	-	-	37,588
TOTAL LIABILITIES	37,588	-	-	-	-	-	37,588
FUND BALANCES							
RESERVED FOR DEBT SERVICE	-	581,650	436,419	-	-	-	1,430,960
RESERVED FOR CAPITAL PROJECTS	-	-	-	1,151,938	518,748	28	1,670,714
UNRESERVED/UNDESIGNATED	252,299	-	-	-	-	-	252,299
TOTAL FUND BALANCES	252,299	581,650	436,419	1,151,938	518,748	28	3,353,973
TOTAL LIABILITIES & FUND BALANCES	\$ 289,887	\$ 581,650	\$ 436,419	\$ 1,151,938	\$ 518,748	\$ 28	\$ 3,391,561

NOTE: MINOR DIFFERENCES IN STATEMENT TOTALS ARE A DIRECT RESULT OF ROUNDING TO WHOLE DOLLARS.

LEXINGTON OAKS CDD

GENERAL FUND

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2007**

REVENUE	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE (UNFAVORABLE)	YTD ACTUAL AS % OF ANNUAL ADOPTED BUDGET	CURRENT MONTH BUDGET	CURRENT MONTH ACTUAL	CURRENT BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$	\$	\$	\$	\$
ROOM RENTALS	-	-	7,475	7,475	0.00%	-	1,275	1,275
INTEREST - INVESTMENTS	-	-	978	978	0.00%	-	978	978
INTEREST - TAX COLLECTOR	-	-	1,818	1,818	0.00%	-	-	-
SPECIAL ASSMNTS - ON ROLL	952,424	952,424	963,871	11,447	101.20%	-	-	-
SPECIAL ASSMNTS - DISCOUNTS	(38,094)	(38,094)	(34,052)	4,042	89.39%	-	-	-
OTHER MISCELLANEOUS REVENUES	-	-	6,386	6,386	0.00%	-	391	391
GATE BAR CODE/REMOTES	-	-	250	250	0.00%	-	100	100
TOTAL REVENUE	914,330	914,330	946,736	32,406	103.54%	-	2,744	2,744
EXPENDITURES								
ADMINISTRATIVE								
P/R-BOARD OF SUPERVISORS	22,146	20,301	16,800	3,701	74.96%	1,846	1,600	246
PAYROLL-SALARIED	-	-	225	(225)	0.00%	-	225	(225)
PAYROLL-OTHER	2,049	1,878	1,706	172	83.26%	171	(76)	247
FICA TAXES	1,694	1,553	1,367	186	80.70%	141	140	1
PROFSERV-ARBITRAGE REBATE	9,800	9,800	5,000	4,800	51.02%	-	-	-
PROFSERV-DISSEMINATION AGENT	3,000	3,000	3,000	-	100.00%	-	-	-
PROFSERV-ENGINEERING	22,000	20,167	17,525	2,642	79.66%	1,833	-	1,833
PROFSERV-INFO TECHNOLOGY	3,200	2,933	2,933	0	91.66%	267	267	(0)
PROFSERV-LEGAL SERVICES	18,000	16,500	10,277	6,223	57.09%	1,500	912	588
PROFSERV-MGMT CONSULTING SERV	45,000	41,250	41,250	-	91.67%	3,750	3,750	-
PROFSERV-SPECIAL ASSESSMENT	12,000	12,000	12,000	-	100.00%	-	-	-
PROFSERV-TRUSTEE	10,415	10,415	9,897	518	95.03%	-	-	-
PROFSERV-WEB SITE DEVELOPMENT	500	458	403	55	80.60%	42	63	(21)
AUDITING SERVICES	14,000	14,000	11,500	2,500	82.14%	-	-	-
COMMUNICATION - TELEPHONE	2,726	2,499	2,559	(60)	93.87%	227	444	(217)
POSTAGE AND FREIGHT	3,172	2,908	4,758	(1,850)	150.00%	264	238	26
RENTALS - GENERAL	780	715	715	-	91.67%	65	65	-
INSURANCE - GENERAL LIABILITY	7,840	7,840	8,098	(258)	103.29%	-	-	-
PRINTING AND BINDING	2,061	1,868	7,927	(6,038)	384.62%	172	479	(307)
LEGAL ADVERTISING	700	842	3,418	(2,776)	486.29%	58	1,358	(1,300)
MISC-BANK CHARGES	370	339	810	(471)	218.92%	31	71	(40)
MISC-ASSESSMNT COLLECTION FEE	19,201	19,201	18,476	725	96.22%	-	-	-
OFFICE SUPPLIES	2,217	2,092	697	1,335	31.44%	185	44	141
ANNUAL DISTRICT FILING FEE	175	175	175	-	100.00%	-	-	-
TOTAL ADMINISTRATIVE	203,046	192,495	181,316	11,179	89.30%	10,551	9,580	971

NOTE: MINOR DIFFERENCES IN STATEMENT TOTALS AREA DIRECT RESULT OF ROUNDING TO WHOLE DOLLARS.

(UNAUDITED)

LEXINGTON OAKS CDD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2007

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE (UNFAVORABLE)	YTD ACTUAL AS % OF ANNUAL ADOPTED BUDGET	CURRENT MONTH BUDGET	CURRENT MONTH ACTUAL	CURRENT BUDGET VS. ACTUAL VARIANCE (UNFAVORABLE)
	\$	\$	\$	\$	\$	\$	\$	\$
OPERATIONS AND MAINTENANCE								
WATER-SEWER COMB SERVICES								
CONTRACTS-LAKE AND WETLAND	20,400	18,700	17,000	1,700	83.33%	1,700	1,700	-
UTILITY - WATER & SEWER	11,189	10,257	11,688	(1,431)	104.46%	932	2,351	(1,419)
R&M-LAKE	20,000	18,333	-	18,333	0.00%	1,667	-	1,667
TOTAL WATER-SEWER COMB SERVICES	51,589	47,290	28,688	18,602	55.61%	4,299	4,051	248
FIELD								
CONTRACTS-LAKE AND WETLAND	-	-	1,700	(1,700)	0.00%	-	-	-
CONTRACTS-LANDSCAPE	320,000	293,333	272,907	20,426	85.28%	26,667	21,935	4,732
INSURANCE - PROPERTY	20,000	20,000	13,152	6,848	65.76%	-	-	-
R&M-ENTRY FEATURE	14,000	12,833	25,780	(12,947)	184.14%	1,167	16,000	(14,833)
R&M-IRRIGATION	54,000	49,500	23,594	25,906	43.69%	4,500	3,081	1,419
R&M-MITIGATION	5,600	5,133	1,200	3,933	21.43%	467	-	467
R&M-PLANT REPLACEMENT	10,000	9,167	35,287	(26,120)	352.87%	833	819	14
MISC-SPECIAL EVENTS	300	275	590	(315)	196.67%	25	-	25
CAPITAL IMPROVEMENTS - GENERAL	20,000	18,333	100	18,233	0.50%	1,667	-	1,667
TOTAL FIELD	443,900	408,575	374,310	34,265	84.32%	35,325	41,835	(6,510)
UTILITY								
CONTRACTS-SOLID WASTE SERVICES	1,300	1,192	1,487	(295)	114.38%	108	175	(67)
COMMUNICATION - TELEPH - FIELD	1,900	1,742	1,755	(19)	92.37%	158	98	60
ELECTRICITY - GENERAL	95,000	87,083	89,139	(2,056)	93.83%	7,917	8,581	(664)
TOTAL UTILITY	98,200	90,017	92,381	(2,364)	94.07%	8,183	8,854	(671)
ROAD AND STREET FACILITIES								
R&M-STREETLIGHTS	2,000	1,833	-	1,833	0.00%	167	-	167
R&M-RSRVE - HAWTHORNE	13,375	12,260	2,713	9,547	20.28%	1,115	541	574
R&M-RSRVE - PREAKNESS	13,375	12,260	4,257	8,003	31.83%	1,115	446	669
MISC-STREET CLEANING	3,000	2,750	2,050	700	68.33%	250	-	250
TOTAL ROAD AND STREET FACILITIES	31,750	29,104	9,020	20,084	28.41%	2,646	987	1,659

NOTE: MINOR DIFFERENCES IN STATEMENT TOTALS ARE A DIRECT RESULT OF ROUNDING TO WHOLE DOLLARS.

(UNAUDITED)

LEXINGTON OAKS CDD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2007

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE (UNFAVORABLE)	YTD ACTUAL AS % OF ANNUAL ADOPTED BUDGET	CURRENT MONTH BUDGET	CURRENT MONTH ACTUAL	CURRENT BUDGET VS. ACTUAL VARIANCE (UNFAVORABLE)
	\$	\$	\$	\$	%	\$	\$	\$
PARKS AND RECREATION - GENERAL								
PAYROLL-SALARIED	85,000	77,917	77,866	51	91.61%	7,083	7,868	(786)
FICA TAXES	8,025	7,356	6,442	914	80.27%	669	654	15
WORKERS' COMPENSATION	3,537	3,537	4,829	(1,292)	136.53%	-	-	-
CONTRACTS-SECURITY SERVICES	2,000	1,833	621	1,212	31.05%	167	-	167
R&M-CLUBHOUSE	20,000	18,333	13,509	4,824	67.55%	1,667	2,293	(626)
R&M-PARKS	2,000	1,833	158	1,675	7.90%	167	-	167
R&M-POOLS	9,000	8,250	12,171	(3,921)	135.23%	750	1,410	(660)
OP SUPPLIES - CLUBHOUSE	8,000	7,333	7,046	287	88.08%	667	645	22
CAPITAL IMPROVEMENTS - GENERAL	10,000	9,167	-	9,167	0.00%	833	-	833
RESERVE	30,000	-	-	-	0.00%	-	-	-
TOTAL PARKS AND RECREATION - GENERAL	177,562	135,560	122,642	12,918	69.07%	12,002	12,870	(868)
TOTAL EXPENDITURES	1,006,047	903,041	808,357	94,684	80.35%	73,007	78,177	(5,170)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(91,717)	11,289	138,379	127,090	150.88%	(73,007)	(75,433)	(2,426)
NET CHANGE IN FUND BALANCES	(91,717)	11,289	138,379	127,090	150.88%	(73,007)	(75,433)	(2,426)
FUND BALANCE, OCTOBER 1	91,717	91,717	113,918	22,201	124.21%	-	113,918	113,918
FUND BALANCE, ENDING	\$ -	\$ 103,006	\$ 252,297	\$ 149,291	0.00%	\$ (73,007)	\$ 38,485	\$ 111,492

NOTE: MINOR DIFFERENCES IN STATEMENT TOTALS ARE A DIRECT RESULT OF ROUNDING TO WHOLE DOLLARS.

(UNAUDITED)

LEXINGTON OAKS CDD

**SERIES 2000 DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2007**

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)	YTD ACTUAL AS % OF ANNUAL ADOPTED BUDGET	CURRENT MONTH BUDGET	CURRENT MONTH ACTUAL	CURRENT BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
\$	\$	\$	\$	\$	%	\$	\$	\$
REVENUE								
INTEREST - INVESTMENTS	1,993	1,827	18,603	16,776	933.42%	166	1,202	1,036
SPECIAL ASSMNTS - ON ROLL	204,359	204,359	206,815	2,456	101.20%	-	-	-
SPECIAL ASSMNTS - DISCOUNTS	(8,175)	(8,175)	(7,306)	869	89.37%	-	-	-
TOTAL REVENUE	198,177	198,011	218,112	20,101	110.06%	166	1,202	1,036
EXPENDITURES								
ADMINISTRATIVE								
MISC-ASSESSMNT COLLECTION FEE	4,237	4,237	3,931	306	92.78%	-	-	-
TOTAL ADMINISTRATIVE	4,237	4,237	3,931	306	92.78%	-	-	-
DEBT SERVICE								
PRINCIPAL DEBT RETIREMENT	35,000	35,000	35,000	-	100.00%	-	-	-
INTEREST EXPENSE	160,200	160,200	160,200	-	100.00%	-	-	-
RESERVE FOR FUTURE PAYMENTS	78,840	-	-	-	0.00%	-	-	-
TOTAL DEBT SERVICE	274,040	195,200	195,200	-	71.23%	-	-	-
TOTAL EXPENDITURES	278,277	199,437	199,131	306	71.56%	-	-	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(80,100)	(1,426)	18,981	20,407	23.70%	166	1,202	1,036
NET CHANGE IN FUND BALANCES	(80,100)	(1,426)	18,981	20,407	23.70%	166	1,202	1,036
FUND BALANCE, OCTOBER 1	80,100	80,100	393,910	313,810	491.77%	-	393,910	393,910
FUND BALANCE, ENDING	\$ -	\$ 78,674	\$ 412,891	\$ 334,217	0.00%	\$ 166	\$ 395,112	\$ 394,946

NOTE: MINOR DIFFERENCES IN STATEMENT TOTALS ARE A DIRECT RESULT OF ROUNDING TO WHOLE DOLLARS.

(UNAUDITED)

LEXINGTON OAKS CDD
SERIES 2002 DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2007

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE (UNFAVORABLE)	YTD ACTUAL AS % OF ANNUAL ADOPTED BUDGET	CURRENT MONTH BUDGET	CURRENT MONTH ACTUAL	CURRENT BUDGET VS. ACTUAL VARIANCE (UNFAVORABLE)
\$	\$	\$	\$	\$	%	\$	\$	\$
REVENUE								
INTEREST - INVESTMENTS	3,509	3,217	25,333	22,116	721.94%	292	2,101	1,809
SPECIAL ASSMNTS - ON ROLL	364,607	364,607	368,989	4,382	101.20%	-	-	-
SPECIAL ASSMNTS - DISCOUNTS	(14,585)	(14,585)	(13,036)	1,549	89.38%	-	-	-
TOTAL REVENUE	353,531	353,239	381,286	28,047	107.85%	292	2,101	1,809
EXPENDITURES								
ADMINISTRATIVE								
MISC-ASSESSMNT COLLECTION FEE	7,441	7,441	7,014	427	94.26%	-	-	-
TOTAL ADMINISTRATIVE	7,441	7,441	7,014	427	94.26%	-	-	-
DEBT SERVICE								
PRINCIPAL DEBT RETIREMENT	60,000	60,000	60,000	-	100.00%	-	-	-
INTEREST EXPENSE	288,100	288,100	288,100	-	100.00%	-	-	-
RESERVE FOR FUTURE PAYMENTS	142,040	-	-	-	0.00%	-	-	-
TOTAL DEBT SERVICE	490,140	348,100	348,100	-	71.02%	-	-	-
TOTAL EXPENDITURES	497,581	355,541	355,114	427	71.37%	-	-	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(144,050)	(2,302)	26,172	28,474	18.17%	292	2,101	1,809
NET CHANGE IN FUND BALANCES	(144,050)	(2,302)	26,172	28,474	18.17%	292	2,101	1,809
FUND BALANCE, OCTOBER 1	144,050	144,050	555,478	411,428	385.61%	-	555,478	555,478
FUND BALANCE, ENDING	\$ -	\$ 141,748	\$ 581,650	\$ 439,902	0.00%	\$ 292	\$ 557,579	\$ 557,287

NOTE: MINOR DIFFERENCES IN STATEMENT TOTALS ARE A DIRECT RESULT OF ROUNDING TO WHOLE DOLLARS.

(UNAUDITED)

LEXINGTON OAKS CDD
SERIES 1998 DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2007

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)	YTD ACTUAL AS % OF ANNUAL ADOPTED BUDGET	CURRENT MONTH BUDGET	CURRENT MONTH ACTUAL	CURRENT BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
\$	\$	\$	\$	\$	%	\$	\$	\$
REVENUE								
INTEREST - INVESTMENTS	2,877	2,637	18,453	15,816	641.40%	240	1,645	1,405
SPECIAL ASSMNTS - ON ROLL	295,364	295,364	298,914	3,550	101.20%	-	-	-
SPECIAL ASSMNTS - DISCOUNTS	(11,816)	(11,816)	(10,560)	1,256	89.37%	-	-	-
TOTAL REVENUE	286,425	286,185	306,807	20,622	107.12%	240	1,645	1,405
EXPENDITURES								
ADMINISTRATIVE								
MISC-ASSESSMNT COLLECTION FEE	6,056	6,056	5,682	374	93.82%	-	-	-
TOTAL ADMINISTRATIVE	6,056	6,056	5,682	374	93.82%	-	-	-
DEBT SERVICE								
PRINCIPAL DEBT RETIREMENT	130,000	130,000	130,000	-	100.00%	-	-	-
INTEREST EXPENSE	154,350	154,350	154,350	-	100.00%	-	-	-
RESERVE FOR FUTURE PAYMENTS	73,194	-	-	-	0.00%	-	-	-
TOTAL DEBT SERVICE	357,544	284,350	284,350	-	79.53%	-	-	-
TOTAL EXPENDITURES	363,600	290,406	290,032	374	79.77%	-	-	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(77,175)	(4,221)	16,775	20,996	21.74%	240	1,645	1,405
NET CHANGE IN FUND BALANCES	(77,175)	(4,221)	16,775	20,996	21.74%	240	1,645	1,405
FUND BALANCE, OCTOBER 1	77,175	77,175	419,644	342,469	543.76%	-	419,644	419,644
FUND BALANCE, ENDING	\$ -	\$ 72,954	\$ 436,419	\$ 363,465	0.00%	\$ 240	\$ 421,289	\$ 421,049

NOTE: MINOR DIFFERENCES IN STATEMENT TOTALS ARE A DIRECT RESULT OF ROUNDING TO WHOLE DOLLARS.

(UNAUDITED)

LEXINGTON OAKS CDD

**SERIES 2000 CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2007**

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)	YTD ACTUAL AS % OF ANNUAL ADOPTED BUDGET	CURRENT MONTH BUDGET	CURRENT MONTH ACTUAL	CURRENT BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$	%	\$	\$	\$
REVENUE								
INTEREST - INVESTMENTS	-	-	51,281	51,281	0.00%	-	2,249	2,249
TOTAL REVENUE	-	-	51,281	51,281	0.00%	-	2,249	2,249
CONSTRUCTION IN PROGRESS								
CONSTRUCTION IN PROGRESS	-	-	283,027	(283,027)	0.00%	-	30,950	(30,950)
TOTAL CONSTRUCTION IN PROGRESS	-	-	283,027	(283,027)	0.00%	-	30,950	(30,950)
TOTAL EXPENDITURES	-	-	283,027	(283,027)	0.00%	-	30,950	(30,950)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	-	(231,746)	(231,746)	0.00%	-	(28,701)	(28,701)
NET CHANGE IN FUND BALANCES	-	-	(231,746)	(231,746)	0.00%	-	(28,701)	(28,701)
FUND BALANCE, OCTOBER 1	-	-	1,383,684	1,383,684	0.00%	-	1,383,684	1,383,684
FUND BALANCE, ENDING	-	-	\$ 1,151,938	\$ 1,151,938	0.00%	-	\$ 1,354,983	\$ 1,354,983

NOTE: MINOR DIFFERENCES IN STATEMENT TOTALS ARE A DIRECT RESULT OF ROUNDING TO WHOLE DOLLARS.

(UNAUDITED)

LEXINGTON OAKS CDD
SERIES 2002 CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2007

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)	YTD ACTUAL AS % OF ANNUAL ADOPTED BUDGET	CURRENT MONTH BUDGET	CURRENT MONTH ACTUAL	CURRENT BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
\$	\$	\$	\$	\$	%	\$	\$	\$
REVENUE								
INTEREST - INVESTMENTS	-	-	18,468	18,468	0.00%	-	1,999	1,999
TOTAL REVENUE	-	-	18,468	18,468	0.00%	-	1,999	1,999
CONSTRUCTION IN PROGRESS								
CONSTRUCTION IN PROGRESS	-	-	4,991	(4,991)	0.00%	-	-	-
TOTAL CONSTRUCTION IN PROGRESS	-	-	4,991	(4,991)	0.00%	-	-	-
TOTAL EXPENDITURES	-	-	4,991	(4,991)	0.00%	-	-	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	-	13,477	13,477	0.00%	-	1,999	1,999
NET CHANGE IN FUND BALANCES	-	-	13,477	13,477	0.00%	-	1,999	1,999
FUND BALANCE, OCTOBER 1	-	-	505,271	505,271	0.00%	-	505,271	505,271
FUND BALANCE, ENDING	-	-	518,748	518,748	0.00%	-	507,270	507,270

NOTE: MINOR DIFFERENCES IN STATEMENT TOTALS ARE A DIRECT RESULT OF ROUNDING TO WHOLE DOLLARS.

(UNAUDITED)

LEXINGTON OAKS CDD
SERIES 1998 CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2007

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL FAVORABLE (UNFAVORABLE)	YTD ACTUAL AS % OF ANNUAL ADOPTED BUDGET	CURRENT MONTH BUDGET	CURRENT MONTH ACTUAL	CURRENT BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$		\$	\$	\$
REVENUE								
INTEREST - INVESTMENTS	-	-	3,154	3,154	0.00%	-	28	28
TOTAL REVENUE	-	-	3,154	3,154	0.00%	-	28	28
CONSTRUCTION IN PROGRESS								
CONSTRUCTION IN PROGRESS	-	-	104,509	(104,509)	0.00%	-	-	-
TOTAL CONSTRUCTION IN PROGRESS	-	-	104,509	(104,509)	0.00%	-	-	-
TOTAL EXPENDITURES								
TOTAL EXPENDITURES	-	-	104,509	(104,509)	0.00%	-	-	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	-	(101,355)	(101,355)	0.00%	-	28	28
NET CHANGE IN FUND BALANCES	-	-	(101,355)	(101,355)	0.00%	-	28	28
FUND BALANCE, OCTOBER 1	-	-	101,383	101,383	0.00%	-	101,383	101,383
FUND BALANCE, ENDING	\$	\$	\$	\$	\$	\$	\$	\$
	-	-	28	28	0.00%	-	101,411	101,411

NOTE: MINOR DIFFERENCES IN STATEMENT TOTALS ARE A DIRECT RESULT OF ROUNDING TO WHOLE DOLLARS. (UNAUDITED)

LEXINGTON OAKS CDD
GENERAL FUND
TREND REPORT

FOR THE PERIOD ENDING AUGUST 31, 2007

	ANNUAL ADOPTED BUDGET	ACTUAL OCTOBER	ACTUAL NOVEMBER	ACTUAL DECEMBER	ACTUAL JANUARY	ACTUAL FEBRUARY	ACTUAL MARCH	ACTUAL APRIL	ACTUAL MAY	ACTUAL JUNE	ACTUAL JULY	ACTUAL AUGUST	ACTUAL SEPTEMBER	YEAR TO DATE ACTUAL
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
REVENUE														
ROOM RENTALS	-	-	850	700	750	-	-	1,800	1,050	-	1,050	1,275	-	7,475
INTEREST - INVESTMENTS	-	-	-	-	-	-	-	-	-	-	-	978	-	978
INTEREST - TAX COLLECTOR	-	-	-	-	-	-	-	1,818	-	-	-	-	-	1,818
SPECIAL ASSMNTS - ON ROLL	952,424	-	61,808	782,122	9,410	20,330	27,319	26,605	17,573	17,746	957	-	-	963,871
SPECIAL ASSMNTS - DISCOUNTS	(38,094)	-	-	-	-	-	(34,052)	-	-	-	-	-	-	(34,052)
OTHER MISCELLANEOUS REVENUES	-	578	344	1,855	6	-	25	249	833	-	2,115	391	-	6,396
GATE BAR CODE/REMOTES	-	-	-	-	-	-	-	-	150	-	-	100	-	250
TOTAL REVENUE	914,330	578	62,002	784,677	10,168	20,330	(6,708)	30,472	19,606	17,746	4,122	2,744	-	946,736
EXPENDITURES														
ADMINISTRATIVE														
PIR-BOARD OF SUPERVISORS	22,146	1,600	600	1,400	1,200	1,200	2,400	1,000	1,800	1,800	2,200	1,600	-	16,800
PAYROLL-SALARIED	-	-	-	-	-	-	-	-	-	-	-	225	-	225
PAYROLL-OTHER	2,049	160	199	196	230	204	141	74	204	208	167	(76)	-	1,706
FICA TAXES	1,694	135	47	109	105	103	164	86	154	134	188	140	-	1,367
PROFSERV-ARBITRAGE REBATE	9,800	-	1,500	-	-	-	3,500	-	-	-	-	-	-	5,000
PROFSERV-DISSEMINATION AGENT	3,000	-	-	-	-	3,000	-	-	-	-	-	-	-	3,000
PROFSERV-ENGINEERING	22,000	-	-	-	-	9,648	(3,444)	6,719	1,909	2,893	-	-	-	17,525
PROFSERV-INFO TECHNOLOGY	3,200	583	-	267	267	267	267	267	267	267	267	267	-	2,833
PROFSERV-LEGAL SERVICES	18,000	140	(6,147)	12,644	4,237	-	(11,975)	3,101	1,824	3,231	2,310	912	-	10,277
PROFSERV-MGMT CONSULTING SERV	45,000	7,500	-	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	-	41,250
PROFSERV-SPECIAL ASSESSMENT	12,000	1,000	-	11,000	-	-	-	-	-	-	-	-	-	12,000
PROFSERV-TRUSTEE	10,415	-	-	-	-	3,257	-	3,815	-	2,825	-	-	-	9,897
PROFSERV-WEB SITE DEVELOPMENT	500	25	-	-	101	39	71	30	-	47	28	63	-	403
ACCOUNTING SERVICES	-	1,000	(1,000)	-	-	-	-	-	-	-	-	-	-	-
AUDITING SERVICES	14,000	-	-	5,000	-	5,000	1,500	-	-	-	-	-	-	11,500
COMMUNICATION - TELEPHONE	2,726	165	98	204	268	324	283	281	274	112	108	444	-	2,559
POSTAGE AND FREIGHT	3,172	1,043	236	150	799	348	187	195	600	378	632	238	-	4,756
RENTALS - GENERAL	780	65	65	65	-	130	65	65	65	65	65	65	-	715
INSURANCE - GENERAL LIABILITY	7,840	1,874	-	1,874	-	-	1,874	-	402	2,076	-	-	-	8,098
PRINTING AND BINDING	2,081	3,519	-	648	-	1,463	355	345	325	346	447	479	-	7,927
LEGAL ADVERTISING	700	-	49	89	105	98	55	98	1,098	469	-	1,358	-	3,418
MISC-BANK CHARGES	370	59	138	68	64	63	65	64	64	72	82	71	-	810
MISC-ASSESSMENT COLLECTION FEE	19,201	-	3,612	46,713	459	797	(33,239)	632	201	100	-	-	-	18,476
OFFICE SUPPLIES	2,217	129	-	151	-	108	49	68	53	50	48	44	-	697
ANNUAL DISTRICT FILING FEE	175	175	-	-	-	-	-	-	-	-	-	-	-	175
TOTAL ADMINISTRATIVE	203,046	19,122	(603)	63,328	11,585	29,799	(33,982)	20,790	12,990	18,423	10,292	9,580	-	181,316

NOTE: MINOR DIFFERENCES IN STATEMENT TOTALS ARE A DIRECT RESULT OF ROUNDING TO WHOLE DOLLARS.

(UNAUDITED)

LEXINGTON OAKS CDD
GENERAL FUND
TREND REPORT
FOR THE PERIOD ENDING AUGUST 31, 2007

ANNUAL ADOPTED BUDGET	ACTUAL OCTOBER	ACTUAL NOVEMBER	ACTUAL DECEMBER	ACTUAL JANUARY	ACTUAL FEBRUARY	ACTUAL MARCH	ACTUAL APRIL	ACTUAL MAY	ACTUAL JUNE	ACTUAL JULY	ACTUAL AUGUST	ACTUAL SEPTEMBER	YEAR TO DATE ACTUAL
\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
OPERATIONS AND MAINTENANCE													
WATER-SEWER COMB SERVICES													
CONTRACTS-LAKE AND WETLAND	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	17,000
UTILITY - WATER & SEWER	11,189	1,441	2,061	-	987	812	815	990	1,772	460	2,351	-	11,688
R&M-LAKE	20,000	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL WATER-SEWER COMB SERVICES	31,889	3,141	3,761	1,700	2,687	2,512	2,515	2,690	3,472	460	4,051	-	28,688
FIELD													
CONTRACTS-LAKE AND WETLAND	-	-	-	-	-	-	-	-	-	1,700	-	-	1,700
CONTRACTS-LANDSCAPE	320,000	20,735	20,735	20,735	21,935	22,127	22,942	20,735	56,362	21,935	21,935	-	272,907
INSURANCE - PROPERTY	20,000	3,288	3,288	-	-	3,288	-	-	3,288	-	-	-	13,152
R&M-ENTRY FEATURE	14,000	-	350	-	1,430	-	-	-	8,000	-	16,000	-	25,780
R&M-IRRIGATION	54,000	-	5,784	325	383	1,159	4,627	2,164	3,243	2,627	3,081	-	23,594
R&M-MITTIGATION	5,600	-	-	1,200	-	-	-	-	-	-	-	-	1,200
R&M-PLANT REPLACEMENT	10,000	-	300	-	-	182	8,068	18,329	3,420	4,169	819	-	35,287
MISC-SPECIAL EVENTS	300	-	335	-	-	90	-	-	165	-	-	-	590
CAPITAL IMPROVEMENTS - GENERAL	20,000	-	-	-	-	-	100	-	-	-	-	-	100
TOTAL FIELD	443,900	24,023	24,998	21,935	23,748	26,846	35,737	41,228	76,478	30,631	41,835	-	374,310
UTILITY													
CONTRACTS-SOLID WASTE SERVICES	1,300	-	88	612	175	88	-	88	88	88	88	175	1,487
COMMUNICATION - TELEPH - FIELD	1,900	49	153	152	150	200	148	238	317	151	98	-	1,755
ELECTRICITY - GENERAL	95,000	-	8,406	15,270	-	-	16,068	9,068	8,948	8,619	8,561	-	89,139
TOTAL UTILITY	98,200	49	8,647	16,034	325	200	16,303	9,424	9,353	8,858	8,854	-	92,381
ROAD AND STREET FACILITIES													
R&M-GATE	-	914	210	341	(914)	135	(686)	-	-	-	-	-	-
R&M-STREETLIGHTS	2,000	-	-	-	-	-	-	-	-	-	-	-	-
R&M-RSRVE - HAWTHORNE	13,375	-	-	-	-	543	929	115	300	285	541	-	2,713
R&M-RSRVE - PREAKNESS	13,375	-	-	-	-	345	-	3,331	-	135	446	-	4,257
MISC-STREET CLEANING	3,000	-	-	-	250	250	200	200	200	200	200	-	2,050
TOTAL ROAD AND STREET FACILITIES	31,750	914	210	841	(684)	385	1,129	3,646	500	620	887	-	9,020

NOTE: MINOR DIFFERENCES IN STATEMENT TOTALS ARE A DIRECT RESULT OF ROUNDING TO WHOLE DOLLARS.

(UNAUDITED)

LEXINGTON OAKS CDD
GENERAL FUND
TREND REPORT
FOR THE PERIOD ENDING AUGUST 31, 2007

	ANNUAL ADOPTED BUDGET	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	ACTUAL SEPTEMBER	YEAR TO DATE ACTUAL
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
PARKS AND RECREATION - GENERAL														
PAYROLL-SALARIED	85,000	6,391	7,328	5,737	5,498	7,144	5,977	5,718	4,466	11,142	10,596	7,868	7,868	77,866
FICA TAXES	8,025	507	586	458	482	616	495	468	380	913	883	654	654	6,442
WORKERS' COMPENSATION	3,537	1,208	-	1,207	-	-	1,208	-	-	1,208	-	-	-	4,829
CONTRACTS-SECURITY SERVICES	2,000	123	123	-	-	-	-	131	-	105	140	-	-	821
R&M-CLUBHOUSE	20,000	376	344	1,188	852	1,934	1,319	1,201	1,922	1,284	795	2,293	2,293	13,509
R&M-PARKS	2,000	-	-	146	-	-	-	-	-	13	-	-	-	158
R&M-POOLS	9,000	-	579	631	155	910	2,787	1,048	2,085	777	1,789	1,410	1,410	12,171
OP SUPPLIES - CLUBHOUSE	8,000	431	579	457	608	871	394	704	730	856	771	645	645	7,046
CAPITAL IMPROVEMENTS - GENERAL RESERVE	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-
30,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL PARKS AND RECREATION - GENERAL	177,562	9,036	9,539	9,824	7,585	11,475	12,180	9,270	9,563	16,298	14,974	12,870	12,870	122,842
TOTAL EXPENDITURES	1,006,047	54,844	47,788	138,786	42,476	82,432	8,208	85,744	79,561	124,524	65,835	78,177	78,177	808,357
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(81,717)	(54,266)	15,214	645,891	(32,310)	(62,102)	(14,916)	(55,272)	(59,955)	(106,778)	(61,713)	(75,433)	(75,433)	138,379
NET CHANGE IN FUND BALANCES	(91,717)	(54,266)	15,214	645,891	(32,310)	(62,102)	(14,916)	(55,272)	(59,955)	(106,778)	(61,713)	(75,433)	(75,433)	138,379
FUND BALANCE, OCTOBER 1	91,717	113,918	113,918	113,918	113,918	113,918	113,918	113,918	113,918	113,918	113,918	113,918	113,918	113,918
FUND BALANCE, ENDING	\$ -	\$ 59,652	\$ 129,132	\$ 759,809	\$ 81,608	\$ 51,816	\$ 99,002	\$ 56,646	\$ 53,963	\$ 7,140	\$ 52,205	\$ 38,485	\$ -	\$ 252,297

NOTE: MINOR DIFFERENCES IN STATEMENT TOTALS ARE A DIRECT RESULT OF ROUNDING TO WHOLE DOLLARS.

(UNAUDITED)

Lexington Oaks
Community Development District

Special Assessment Receipts

Unaudited

August 31, 2007

Lexington Oaks
COMMUNITY DEVELOPMENT DISTRICT
TAX COLLECTIONS
FISCAL YEAR ENDING SEPTEMBER 30, 2007

TOTAL BUDGETED AMOUNTS

DATE RECEIVED	NET AMOUNT RECEIVED	PENALTIES/ DISCOUNTS	COMM	INTEREST	GROSS TAX RECEIVED	O&M		DS 201		DS 202		DS 203		TOTAL				
						GENERAL FUND	DISC	COMM	SERIES 2000	DISC	COMM	SERIES 2002	DISC		COMM	SERIES 1998	DISC	COMM
11/17/2006	\$4,316.99	\$179.87	\$88.10	\$0.00	\$4,564.96	\$2,403.64	\$94.30	\$46.19	\$515.75	\$20.23	\$9.91	\$920.16	\$36.10	\$17.68	\$745.41	\$29.24	\$14.32	\$4,564.96
11/29/2006	\$106,891.42	\$4,445.48	\$2,177.98	\$0.00	\$113,314.28	\$59,404.43	\$2,330.52	\$1,141.39	\$12,746.25	\$500.05	\$244.96	\$22,741.21	\$692.17	\$437.00	\$18,422.39	\$722.74	\$354.03	\$113,314.28
12/07/2006	\$62,986.08	\$3,467.75	\$1,683.88	\$0.00	\$68,137.43	\$45,205.60	\$1,812.71	\$937.68	\$9,914.20	\$388.65	\$190.50	\$17,688.43	\$683.84	\$339.89	\$14,328.20	\$582.15	\$275.34	\$68,137.43
12/19/2006	\$1,074,495.95	\$44,867.37	\$21,687.89	\$0.00	\$1,139,072.01	\$897,152.88	\$23,427.13	\$11,474.52	\$128,126.41	\$5,028.89	\$2,462.05	\$228,602.02	\$8,968.37	\$4,352.67	\$185,187.90	\$7,285.18	\$3,558.45	\$1,139,072.01
12/26/2006	\$249,222.44	\$10,364.27	\$5,096.17	\$0.00	\$264,682.88	\$138,783.89	\$5,443.90	\$2,686.39	\$29,774.19	\$1,168.08	\$572.12	\$35,121.60	\$2,084.04	\$1,020.76	\$43,033.20	\$1,688.25	\$826.90	\$264,682.88
01/23/2007	\$17,073.56	\$528.04	\$348.44	\$0.00	\$17,950.04	\$8,410.22	\$276.82	\$182.67	\$2,019.11	\$93.40	\$39.19	\$3,602.43	\$105.97	\$69.83	\$2,916.28	\$85.85	\$46.66	\$17,950.04
02/21/2007	\$37,259.49	\$760.40	\$760.40	\$0.00	\$38,780.29	\$20,330.37	\$398.83	\$398.84	\$4,362.23	\$85.53	\$782.87	\$7,782.87	\$152.61	\$152.61	\$6,304.82	\$23.63	\$123.62	\$38,780.29
03/20/2007	\$50,599.16	\$510.80	\$1,032.02	\$0.00	\$52,111.98	\$27,919.44	\$267.78	\$541.03	\$5,861.86	\$57.48	\$116.09	\$10,458.43	\$102.51	\$207.12	\$8,472.25	\$83.05	\$167.78	\$52,111.98
04/19/2007	\$48,734.96	\$0.00	\$1,015.00	\$0.00	\$50,749.96	\$26,605.41	\$0.00	\$532.11	\$5,770.65	\$0.00	\$75.41	\$6,727.28	\$0.00	\$38.41	\$5,449.70	\$0.00	\$108.99	\$50,749.96
05/10/2007	\$32,850.12	\$0.00	\$670.41	\$0.00	\$33,520.53	\$17,572.97	\$0.00	\$100.33	\$1,076.45	\$0.00	\$21.53	\$1,920.56	\$0.00	\$0.00	\$1,555.83	\$0.00	\$31.12	\$33,520.53
06/12/2007	\$9,376.34	\$0.00	\$0.00	\$0.00	\$9,376.34	\$5,016.88	\$0.00	\$0.00	\$2,731.29	\$0.00	\$0.00	\$4,873.03	\$0.00	\$0.00	\$3,947.59	\$0.00	\$0.00	\$9,376.34
06/29/2007	\$24,281.22	\$0.00	\$0.00	\$0.00	\$24,281.22	\$12,729.31	\$0.00	\$0.00	\$2,052.24	\$0.00	\$0.00	\$686.18	\$0.00	\$0.00	\$2,052.24	\$0.00	\$0.00	\$24,281.22
07/12/2007	\$1,824.57	\$0.00	\$0.00	\$0.00	\$1,824.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,824.57
TOTALS	\$1,739,685.31	\$64,853.98	\$34,950.89	\$0.00	\$1,838,689.88	\$853,871.36	\$34,051.79	\$18,322.69	\$205,816.22	\$7,305.39	\$3,831.46	\$368,959.28	\$13,036.71	\$7,014.32	\$258,914.02	\$10,660.09	\$5,682.22	\$1,838,689.88

Transfers to Debt Service in Three Separate Checks

Quarterly Interest	Vendor	SubAcct#	GIL Code	Fund#	DS 201		DS 202		DS 203		Total
					Check#	Amount	Check#	Amount	Check#	Amount	
04/13/2007	Lexington Oaks CDD	1000	131000	201/202/203	1494	\$169,013.31	1495	\$301,619.90	1496	\$241,050.10	\$711,683.31
	Lexington Oaks CDD	1000	131000	201/202/203	1536	\$1,920.53	1538	\$3,426.52	1539	\$2,775.78	\$8,122.83
	Lexington Oaks CDD	1000	131000	201/202/203	1559	\$4,191.16	1559	\$7,477.86	1560	\$9,314.33	\$20,983.35
	Lexington Oaks CDD	1000	131000	201/202/203	1611	\$5,698.31	1612	\$10,148.80	1613	\$9,221.42	\$24,068.53
	Lexington Oaks CDD	1000	131000	201/202/203	1772	\$13,281.14	1773	\$23,695.47	1774	\$19,195.45	\$56,172.06
Excess Fees 07/24/2007						\$0.00		\$0.00		\$0.00	\$0.00
Total Recd From Tax Collector						\$194,094.46		\$346,366.36		\$280,557.05	\$821,017.88

Lexington Oaks

Community Development District

Construction Report

As of

August 31, 2007

Lexington Oaks
Community Development District
Special Assessment Revenue Bonds, Series 2000

1. Recap of Capital Project Fund Activity Through August 31, 2007

Opening Balance in Construction Account	\$6,630,000.00
Source of Funds: Interest Earned	\$106,419.23
Use of Funds:	
Disbursements: Cost of Issuance	(252,740.41)
To Developer	-
Construction/Engineer	(5,038,269.00)
Miscellaneous	(293,471.95)
Adjusted Balance in Construction Account at August 31, 2007	<u>\$ 1,151,937.87</u>

2. Funds Available For Construction at August 31, 2007

Book Balance of Construction Fund at August 31, 2007	\$ 1,151,937.87
Construction Funds Available at August 31, 2007	<u>\$ 1,151,937.87</u>

3. Investments -SunTrust Bank

<u>August 31, 2007</u>	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
SunTrust Bank	Const				\$ 1,151,937.87
ADJ: Outstanding Requisitions Series 2000					\$0.00
Balance at 08/31/07					<u>\$1,151,937.87</u>

Lexington Oaks
Community Development District
Special Assessment Revenue Bonds, Series 2002

1. Recap of Capital Project Fund Activity Through August 31, 2007

Opening Balance in Construction Account	\$8,107,008.74
Source of Funds: Interest Earned 2006	\$36,133.20
Transferred from Construction Series 2000	\$13,474.10
Use of Funds:	
Disbursements: Cost of Issuance	(297,275.00)
To Developer	-
Construction/Engineer	(7,340,593.09)
Miscellaneous	-
Adjusted Balance in Construction Account at August 31, 2007	<u>\$ 518,747.95</u>

2. Funds Available For Construction at August 31, 2007

Book Balance of Construction Fund at August 31, 2007	\$ 518,747.95
Construction Funds Available at August 31, 2007	<u>\$ 518,747.95</u>

3. Investments -SunTrust Bank

<u>August 31, 2007</u>	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
SunTrust Bank	Const				\$ 518,747.95
ADJ: Outstanding Requisitions Series 2000					\$0.00
Balance at 08/31/07					<u>\$518,747.95</u>

Lexington Oaks
Community Development District
Special Assessment Revenue Bonds, Series 1998

1. Recap of Capital Project Fund Activity Through August 31, 2007

Opening Balance in Construction Account	\$11,369,086.37
Source of Funds: Interest Earned 2006	\$8,372.54
Use of Funds:	
Disbursements: Cost of Issuance	(390,187.50)
To Developer	-
Construction/Engineer	(10,975,009.06)
Miscellaneous	(12,234.10)
Adjusted Balance in Construction Account at August 31, 2007	<u>\$ 28.25</u>

2. Funds Available For Construction at August 31, 2007

Book Balance of Construction Fund at August 31, 2007	\$	28.25
Construction Funds Available at August 31, 2007	<u>\$</u>	<u>28.25</u>

3. Investments -SunTrust Bank

<u>August 31, 2007</u>	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
SunTrust Bank	Const				\$ 28.25
					ADJ: Outstanding Requisitions Series 1998
					\$0.00
					<u>Balance at 08/31/07</u> <u>\$28.25</u>

Lexington Oaks
Community Development District

Bank Reconciliation

August 31, 2007

Bank Reconciliation
LEXINGTON OAKS CDD

September 13, 2007 9:55 AM
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Bank Account No.	5579	Currency Code	
Statement No.	08-07		
Statement Date	08/31/07		
G/L Balance (\$)	289,111.34	Statement Balance	291,248.30
G/L Balance	289,111.34	Outstanding Deposits	-821.81
Positive Adjustments	0.00		
		Subtotal	290,426.49
Subtotal	289,111.34	Outstanding Checks	1,315.15
Negative Adjustments	0.00	Total Differences	0.00
Ending G/L Balance	289,111.34	Ending Balance	289,111.34
Difference	0.00		

Posting Date	D Ty	Document No.	Accou Type	Account No.	Description	Bal. Acou No.	Bal. Account No.	Amount	Cleared Amount	Difference
Checks										
07/27/07	Pa	1744	G/L Ac		ADT SECURITY SERVICES	G/L Ac		139.50	139.50	0.00
07/27/07	Pa	1745	G/L Ac		BRIGHT HOUSE NETWORKS	G/L Ac		89.95	89.95	0.00
07/31/07	Pa	1748	G/L Ac		ACCURATE ELECTRONICS, INC	G/L Ac		285.00	285.00	0.00
07/31/07	Pa	1749	G/L Ac		FEDEX	G/L Ac		89.42	89.42	0.00
07/31/07	Pa	1750	G/L Ac		FITNESS LOGIC	G/L Ac		140.00	140.00	0.00
07/31/07	Pa	1751	G/L Ac		MERCERWEBDESIGN.COM	G/L Ac		27.50	27.50	0.00
07/31/07	Pa	1752	G/L Ac		ONE SOURCE	G/L Ac		1,523.16	1,523.16	0.00
07/31/07	Pa	1753	G/L Ac		ROBERT HENDRICK	G/L Ac		13.90	13.90	0.00
07/31/07	Pa	1754	G/L Ac		SAM'S CLUB	G/L Ac		286.29	286.29	0.00
07/31/07	Pa	1755	G/L Ac		STRALEY ROBIN & WILLIAMS	G/L Ac		2,310.00	2,310.00	0.00
08/03/07	Pa	1756	G/L Ac		CULLIGAN WATER CONDITIONI	G/L Ac		158.75	158.75	0.00
08/03/07	Pa	1757	G/L Ac		OLM	G/L Ac		1,200.00	1,200.00	0.00
08/06/07	Pa	1758	G/L Ac		FEDEX	G/L Ac		80.35	80.35	0.00
08/06/07	Pa	1759	G/L Ac		VERIZON FLORIDA, INC.	G/L Ac		162.57	162.57	0.00
08/06/07	Pa	1760	G/L Ac		WITHLACOOCHEE RIVER	G/L Ac		8,619.01	8,619.01	0.00
08/07/07	Pa	1761	G/L Ac		ACCURATE ELECTRONICS, INC	G/L Ac		135.00	135.00	0.00
08/07/07	Pa	1762	G/L Ac		IRRIGATION TECHNICAL SERVI	G/L Ac		956.11	956.11	0.00
08/07/07	Pa	1763	G/L Ac		OFFICE DEPOT	G/L Ac		99.35	99.35	0.00
08/07/07	Pa	1764	G/L Ac		ONE SOURCE	G/L Ac		25,251.84	25,251.84	0.00
08/07/07	Pa	1765	G/L Ac		PASCO COUNTY UTILITIES SER	G/L Ac		409.36	409.36	0.00
08/07/07	Pa	1766	G/L Ac		POSITIVE POOL SERVICE	G/L Ac		1,287.00	1,287.00	0.00
08/07/07	Pa	1767	G/L Ac		VERIZON FLORIDA, INC.	G/L Ac		145.13	145.13	0.00
08/07/07	Pa	1768	G/L Ac		WASTE SERVICES OF FL INC, P	G/L Ac		87.50	87.50	0.00
08/09/07	Pa	1769	G/L Ac		FPQ PAINTING SERVICES LLC	G/L Ac		16,000.00	16,000.00	0.00
08/09/07	Pa	1771	G/L Ac		PASCO COUNTY UTILITIES SER	G/L Ac		51.04	51.04	0.00
08/09/07	Pa	1772	G/L Ac		LEXINGTON OAKS CDD	G/L Ac		13,281.14	13,281.14	0.00
08/09/07	Pa	1773	G/L Ac		LEXINGTON OAKS CDD	G/L Ac		23,695.47	23,695.47	0.00
08/09/07	Pa	1774	G/L Ac		LEXINGTON OAKS CDD	G/L Ac		19,185.45	19,185.45	0.00
08/14/07	Pa	1775	G/L Ac		FEDEX	G/L Ac		35.01	35.01	0.00
08/14/07	Pa	1776	G/L Ac		MEDIA GENERAL	G/L Ac		241.32	241.32	0.00
08/14/07	Pa	1778	G/L Ac		SEVERN TRENT ENVIRO. SERV	G/L Ac		5,595.53	5,595.53	0.00
08/14/07	Pa	1779	G/L Ac		STRALEY ROBIN & WILLIAMS	G/L Ac		912.00	912.00	0.00

Bank Reconciliation
LEXINGTON OAKS CDD

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Posting Date	D Ty	Document No.	Accou Type	Account No.	Description	Bal. Accou No.	Amount	Cleared Amount	Difference
Checks									
Checks									
08/21/07	Pa	1780	G/L Ac		ACCURATE ELECTRONICS, INC	G/L Ac	581.07	581.07	0.00
08/21/07	Pa	1781	G/L Ac		AQUATIC SYSTEMS	G/L Ac	1,700.00	1,700.00	0.00
08/21/07	Pa	1782	G/L Ac		HAWKEYE PEST CONTROL, IN	G/L Ac	95.00	95.00	0.00
08/21/07	Pa	1783	G/L Ac		ONE SOURCE	G/L Ac	480.77	480.77	0.00
08/27/07	Pa	1785	G/L Ac		FEDEX	G/L Ac	74.39	74.39	0.00
08/27/07	Pa	1786	G/L Ac		IRRIGATION TECHNICAL SERVI	G/L Ac	559.20	559.20	0.00
08/27/07	Pa	1790	G/L Ac		ONE SOURCE	G/L Ac	617.47	617.47	0.00
08/27/07	Pa	1791	G/L Ac		SAM'S CLUB	G/L Ac	301.60	301.60	0.00
Total Checks							126,913.15	126,913.15	0.00
Deposits									
08/06/07	Pa	GC000145	G/L Ac		Deposits-July Gate Remote/Pool	G/L Ac	660.50	660.50	0.00
08/31/07	Pa	GC000142	G/L Ac		Interest Income	G/L Ac	978.01	978.01	0.00
08/31/07	Pa	GC000143	G/L Ac		Bank Charge	G/L Ac	-39.88	-39.88	0.00
08/31/07	Pa	GC000144	G/L Ac		AOL Service Charge	G/L Ac	-30.90	-30.90	0.00
08/31/07	Pa	GC000146	G/L Ac		Deposits-Aug Gate Remote/Pool	G/L Ac	1,105.50	1,105.50	0.00
08/31/07	Pa	GC000147	G/L Ac		Payroll Paid 08/03/07	G/L Ac	-7,132.80	-7,132.80	0.00
08/31/07	Pa	GC000147	G/L Ac		Payroll Paid 08/17/07	G/L Ac	-5,785.20	-5,785.20	0.00
08/31/07	Pa	GC000147	G/L Ac		Payroll Paid 08/31/07	G/L Ac	-4,626.70	-4,626.70	0.00
08/31/07	Pa	GC000148	G/L Ac		Payroll Paid 08/31/07	G/L Ac	4,626.70	4,626.70	0.00
08/31/07	Pa	GC000148	G/L Ac		Payroll Paid 08/31/07	G/L Ac	-4,555.15	-4,555.15	0.00
Total Deposits							-14,799.92	-14,799.92	0.00
Outstanding Checks									
08/09/07	Pa	1770	G/L Ac		GUALARIO, MELISSA	G/L Ac	74.00	0.00	74.00
08/14/07	Pa	1777	G/L Ac		PASCO ALLIANCE OF	G/L Ac	50.00	0.00	50.00
08/27/07	Pa	1784	G/L Ac		ABSOLUTE PLUMBING SERVIC	G/L Ac	485.00	0.00	485.00
08/27/07	Pa	1787	G/L Ac		MERCERWEBDESIGN.COM	G/L Ac	62.50	0.00	62.50
08/27/07	Pa	1788	G/L Ac		MIKE KEYS	G/L Ac	45.00	0.00	45.00
08/27/07	Pa	1789	G/L Ac		OFFICE DEPOT	G/L Ac	66.98	0.00	66.98
08/31/07	Pa	1792	G/L Ac		BRIGHT HOUSE NETWORKS	G/L Ac	89.95	0.00	89.95
08/31/07	Pa	1793	G/L Ac		CULLIGAN WATER CONDITIONI	G/L Ac	136.25	0.00	136.25
08/31/07	Pa	1794	G/L Ac		VERIZON FLORIDA, INC.	G/L Ac	217.97	0.00	217.97
08/31/07	Pa	1795	G/L Ac		WASTE SERVICES OF FL INC. P	G/L Ac	87.50	0.00	87.50
Total Outstanding Checks							1,315.15		
Outstanding Deposits									
10/01/05		JE000481	G/L Ac		PRE NAVISION CHECK # 3575	G/L Ac	-750.26	0.00	-750.26
08/31/07	Pa	GC000148	G/L Ac		Payroll Paid 08/31/07	G/L Ac	-71.55	0.00	-71.55

Bank Reconciliation
LEXINGTON OAKS CDD

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Posting Date	D Ty	Document No.	Accou Type	Account No.	Description	Bal. Accou	Bal. Account No.	Amount	Cleared Amount	Difference
Total Outstanding Deposits								-821.81		

Lexington Oaks

Community Development District

Check Register Detail Report

August 31, 2007

**Lexington Oaks
Community Development District
Check Run Summary**

August 31, 2007

DATE	CHECK NUMBERS	AMOUNT
08/01/07 - 08/31/07	1756 - 1795	\$123,273.58
TOTAL		\$123,273.58

Check Register Detail Report
 LEXINGTON OAKS CDD

Posting Date: 08/01/07..08/31/07

Posting Date	Check Number	Check Status	Payee	Check Amount	Invoice Number	Invoice Amount	Line Amount	Fund No.	G/L Account	Orgunit Code	Subacct Code
08/03/07	1756	Posted	CULLIGAN WATER CON	158.75	56167	40.00	40.00	001	552003	57201	5000
					<u>Description</u>	ACCT# 847111 DRINKING WATER 7/26/07					
					55613	118.75	118.75	001	552003	57201	5000
					<u>Description</u>	ACCT#ACCT# 847111 WATER/CUPS COOLER FOR 7/28-8/27					
08/03/07	1757	Posted	OLM	1,200.00	13080	1,200.00	1,200.00	001	534050	53901	5000
					<u>Description</u>	MONTHLY LANDSCAPE SERVICE FOR 7/17/07					
08/06/07	1758	Posted	FEDEX	80.35	2-179-35857	80.35	80.35	001	541006	51301	5000
					<u>Description</u>	ACCT# 3273-0004-0 SERVICE FOR 7/19/07					
08/06/07	1759	Posted	VERIZON FLORIDA, INC.	162.57	072207-8718	162.57	162.57	001	541003	51301	5000
					<u>Description</u>	ACCT# 813 907-8718 991013 SERVICE FOR 7/22-8/22/07					
08/06/07	1760	Posted	WITHLACOCHEE RIVE	8,619.01	073107-0158	8,619.01	8,619.01	001	543006	53903	5000
					<u>Description</u>	MEMBER BASE ID 0158 737 SERVICE FOR 6/22-7/24/07					
08/07/07	1761	Posted	ACCURATE ELECTRONI	135.00	22301	135.00	135.00	001	546221	54101	5000
					<u>Description</u>	7/19/07 SERVICE CALL					
08/07/07	1762	Posted	IRRIGATION TECHNICA	956.11							

Check Register Detail Report
 LEXINGTON OAKS CDD

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Posting Date: 08/01/07 .08/31/07

Posting Date	Check Number	Check Status	Payee	Check Amount	Invoice Number	Invoice Amount	Line Amount	Fund No.	G/L Account	Orgunit Code	Subacct Code
	13879			956.11	956.11	956.11	001	546041	53901	53901	5000
	<u>Description</u> REPAIR OF 10HP RECHARGE WELL METER REPLACEMENT										
08/07/07	1763	Posted	OFFICE DEPOT	99.35		99.35	99.35	001	552003	57201	5000
	394826090-00			99.35	99.35	99.35	001	552003	57201	57201	5000
	<u>Description</u> ACCT# 64632123 OFFICE SUPPLIES										
08/07/07	1764	Posted	ONE SOURCE	25,251.84		20,734.50	20,734.50	001	534050	53901	5000
	2992256			20,734.50	20,734.50	20,734.50	001	534050	53901	53901	5000
	<u>Description</u> CUSTOMER# 2326688 LANDCAPE MAINT. FOR 7/07										
	2987055			348.13	348.13	348.13	001	546041	53901	53901	5000
	<u>Description</u> CUSTOMER# 2326688 IRRIGATION REPAIRS										
	2985114			356.21	356.21	356.21	001	546071	53901	53901	5000
	<u>Description</u> CUSTOMER# 2326688 BEGONIA REPLACEMENT FOR 7/07										
	2985113			3,813.00	3,813.00	3,813.00	001	546071	53901	53901	5000
	<u>Description</u> CUSTOMER# 2326688 GOLF CART PATH ENHANCEMENT										
08/07/07	1765	Posted	PASCO COUNTY UTILITI	409.36		228.48	228.48	001	543021	53601	5000
	073107-0160-			228.48	228.48	228.48	001	543021	53601	53601	5000
	<u>Description</u> ACCT# 100-04-0160-0-10 SERVICE FOR 6/29-7/30/07										
	073107-0086-			180.88	180.88	180.88	001	543021	53601	53601	5000
	<u>Description</u> ACCT# 100-04-0086-0-10 SERVICE FOR 6/29-7/30/07										
08/07/07	1766	Posted	POSITIVE POOL SERVIC	1,287.00		1,200.00	1,200.00	001	546074	57201	5000
	23727			1,200.00	1,200.00	1,200.00	001	546074	57201	57201	5000
	<u>Description</u> MONTHLY CLEANING SERVICE										